

What is BASIX?

Basix, or building sustainability index, is a NSW Government planning measure to reduce household electricity and water use by setting minimum sustainability targets for new and renovated homes. Basix identifies design features that will affect the likely level of thermal comfort and water and energy use per household such as location, building size, orientation and construction type, landscaping and fixtures. It sets minimum targets that must be achieved before a Basix certificate can be generated, and then submitted as part of a development application or application for complying development. Water and energy use affects everyone and Basix will continue to lead the way in lowering household energy and water use and costs.

Do I need a BASIX certificate?

A Basix certificate is required for the construction of the following:

- new houses
- new townhouses and villas
- new dual occupancies
- new granny flats
- new flats and apartments
- renovations of \$50,000 or more to an existing home
- swimming pools and/or spas larger than 40,000 litres
- the conversion of an existing non-residential building to a residential building.

A Basix certificate is not required for:

- commercial or industrial building works
- minor residential building works that meet the criteria for exempt development, for which approvals are not needed. For information on exempt development, visit the [NSW Planning Portal](#).

If you're unsure which category your proposed works fall under, check with your local council or accredited private certifier.

You may wish to complete a Basix project voluntarily and generate the report for your own reference.

How do I get a BASIX certificate?

You can generate a Basix certificate yourself, or ask your architect or designer to do this for you. Use the online Basix assessment tool at www.basix.nsw.gov.au. Enter details about your proposed building project and then the assessment tool

will analyse the details and score them against energy and water targets. You may be required to adjust your project design to comply with the targets. Once the project complies, the Basix certificate will be generated upon payment of the certificate fee.

The Basix certificate lists the commitments you have agreed to. These must be noted on the proposed plans and checked during construction. You will have three months to lodge the Basix certificate to the relevant consent authority (council or an accredited private certifier). If you have not lodged within three months of generating the certificate, it will no longer be valid. If you make changes to your project you will also have to revise your certificate. An additional fee may apply.

Suggestions for BASIX compliance

- Consider how the design of your home, such as its orientation, the size and placement of windows, and building materials used, will help to let the winter sun in (reduces heating load) and keep the summer sun out (reduces cooling load).
- Consider whether active heating and/or cooling, such as fans, air conditioning and heating systems, is needed. If it is needed, choose energy efficient systems.
- Insulate ceilings and walls.
- Use eaves and window shading.
- Choose light coloured roof materials.
- Choose an efficient hot water system.
- Select landscaping that needs less water.
- Consider alternative water sources, such as household water that is not mains-supplied (e.g. rainwater).
- Consider connecting your rainwater tank to toilets and laundry as well as for garden use.
- Fit water-saving showerheads, taps and dual-flush toilets.
- If you have a pool, consider pool covers, shading and topping up with rainwater. Install a pump timer. If you intend to heat the pool, solar heating is the most efficient.

Where can I find out more?

- Call on 1300 650 908.
- If you, or someone you know, needs the assistance of an interpreter, call 13 14 50. Ask for an interpreter in your language and say you would like to be connected to the 1300 650 908 Basix Helpdesk.
- Or send an email to info@service.nsw.gov.au.